

**TOWNSHIP OF FRANKLIN
GLOUCESTER COUNTY**

**A RESOLUTION REJECTING THE RECOMMENDATION OF THE
PLANNING BOARD THAT THE PROPERTIES IDENTIFIED AS THE
ROUTE 40 / ROUTE 55 INTERCHANGE BE DESIGNATED AS A NON-
CONDEMNATION REDEVELOPMENT AREA IN ACCORDANCE WITH
THE LOCAL REDEVELOPMENT AND HOUSING LAW,
N.J.S.A. 40A:12A-1, ET SEQ.**

WHEREAS, the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1 et seq. ("Redevelopment Law"), authorizes municipalities to determine whether certain parcels of land located therein constitute areas in need of redevelopment; and

WHEREAS, pursuant to Resolution No. 173-22 adopted on October 25, 2022, and Resolution No. 191-22 adopted on November 9, 2022, the Township Committee ("Committee") of the Township of Franklin (the "Township") authorized and directed the Planning Board of the Township of Franklin (the "Board") to conduct an investigation to determine whether the following properties (the "Study Area") or any portions thereof, meet the criteria set forth in the Redevelopment Law and should be designated as a Non-Condemnation Redevelopment Area, as that term is defined by the Redevelopment Law:

Block 4701, Lot 1, 2, and 3; Block 4702, Lot 1; Block 4703, Lot 1; Block 4704, Lot 1; Block 4707 Lot 3; Block 4709, Lot 1; Block 4710, Lot 1; Block 4711, Lot 1; Block 4712, Lot 1; Block 4713, Lot 1; Block 4713, Lots 2, 3, 4, 5, and 6; Block 4714, Lot 1; Block 4715, Lot 1; Block 4716, Lot 1; Block 4717, Lot 1; Block 4720 Lot 1; Block 4721, Lot 1; Block 4722, Lots 1, 2, and 3; Block 4723, Lots 1 and 2; Block 4724, Lot 1, 2, 3, 4, 5, 7, and 9; Block 4725, Lots 3, 5, and 6; Block 4726, Lots 1, 2, 3, 4, 5, 6, 7, and 8; Block 4727, Lots 1, 2, 3, 4, 5, 6, and 7; Block 4728, Lot 1; Block 4729, Lot 1, Block 4731, Lot 1; Block 4805, Lot 1; Block 4814, Lots 11 and 13; Block 4601 Lot 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16; Block 4602 Lot 1, Block 4603 Lot 1; Block 4604 Lot 1; Block 4605 Lot 1; Block 4606 Lot 1; Block 4607 Lot 1; Block 4608 Lot 1; Block 4609 Lot 1; Block 4610 Lot 1; Block 4611 Lot 1; Block 4612 Lot 1; Block 4613 Lot 1; Block 4616 Lot 1; Block 4615 Lot 1; Block 4614 Lot 1; Block 4617 Lot 1; Block 4618 Lot 1; Block 4619 Lot 1; Block 4620 Lot 1; Block 4621 Lot 1; Block 4622 Lot 1; Block 46 23 Lot 1; Block 4624 Lot 1; Block 4625 Lot 1; Block 4705 Lot 1; Block 4706 Lot 1; Block 4708 Lot 1; Block 4707 Lot 1; Block 4718 Lot 1; Block 4719 Lot 1; Block 4719 Lot 2; Block 4719 Lot 3; Block 4730 Lot 1, Block 4301 Lots 6, 7, 8, 9, 10, and 11; Block 4302 Lot 1; Block 4303 Lot 1; Block 4304 Lot 1; Block 4305 Lot 1; Block 4306 Lot 1; Block 4307 Lot 1; Block 4308 Lot 1; Block 4309 Lot 1; Block 4310 Lot 1; Block 4311 Lot 1; Block 4312 Lot 1; Block 4313 Lot 1; Block 4314 Lot 1; Block 4315 Lot 1; Block 4316 Lot 1; Block 4317 Lot 1; Lot 4318 Lot 2, 3, 4, 5, 6, 7, 8 and 22; Block 4319, Lot 1, Block 4320, Lot 1, Block 4321, Lot 1, Block 4322, Lot 1, Block 4323, Lot 1, Block 4324, Lot 1; Block 4325, Lot 1; Block 4326, Lot 1; Block 4327, Lot 1; Block 4328, Lot 1; Block 4329, Lot 1, Block 4330, Lot 1; Block 4331, Lot 1; Block 4332, Lot 1; Block 4333, Lot 1; Block 4334, Lot 1; Block 4335, Lot 1; Block 4336, Lot 1; Block 4337, Lot 1; Block 4338, Lot 1; Block 4339, Lot 1; Block 4340, Lot 1; Block 4341, Lot 1; Block 4342, Lot 1; Block 4343, Lot 1; Block 4344, Lot 1; Block 4345, Lot 1; Block 4346, Lot 1; Block 4347, Lot 1; Block 4348, Lot 1; Block 4349, Lot 1 and 2; Block 4350, Lot 1; Block 4351, Lot 1; Block 4352, Lot 1; Block 4353, Lot 1; Block 4354 Lot 1; Block 4355 Lot 1; Block 4356 Lot 1; Block 4357 Lot 1; Block 4358 Lot 1; Block 4359 Lot 1; Block 4360 Lot 1; Block 4361 Lot 1; Block 4362 Lot 1; Block 4363 Lot 1; Block 4364 Lot 1; Block 4365 Lot 1; Block 4366 Lot 1; Block 4367 Lot 1; Block 4368 Lot 1; Block 4369 Lot 1; Block 4370 Lot 1; and

WHEREAS, the Board conducted an investigation of the Study Area to determine whether it should be designated as a Non-Condemnation Redevelopment Area in accordance with the criteria and procedures set forth in N.J.S.A. 40A:12A-5 and 40A:12A-6; and

WHEREAS, as part of its investigation, the Board directed the Township Planner, CME Associates, to prepare an Area In Need of Redevelopment Investigation Study for the Board for its consideration in determining whether the Study Area should be designated a Non-Condemnation Redevelopment Area, entitled "Area in Need of Redevelopment Preliminary

Investigation Report: Route 40 / Route 55 Interchange Area” (“Area in Need Study,” November 28, 2022); and

WHEREAS, the Area in Need Study included a map prepared by CME Associates showing the boundaries of the proposed redevelopment area and locations of the parcels included therein, along with a statement setting forth the basis for its investigation in accordance with N.J.S.A. 40A:12A-6(b)(1); and

WHEREAS, the Board conducted a public hearing on December 20, 2022, with notice having been properly given pursuant to N.J.S.A. 40A:12A-6(b)(3); and

WHEREAS, at the public hearing, the Board reviewed the Area in Need Study and heard testimony from CME Associates and others; and

WHEREAS, at the public hearing, members of the general public were given an opportunity to be heard and to address questions to the Board and CME Associates concerning the potential designation of the Study Area as a Non-Condensation Redevelopment Area; and

WHEREAS, in accordance with the Redevelopment Law and as memorialized by Resolution, dated February 21, 2023, the Board recommended to the Township Committee that certain portions of the Study Area be designated as a Non-Condensation Redevelopment Area and that certain areas not be so designated; and

WHEREAS, the Township Committee considered the Board’s recommendation at its regularly scheduled public meeting on March 14, 2023; and

WHEREAS, Township Committee rejected the recommendation of the Board as set forth in the above-referenced Resolution to designate any parcels as a non-condensation redevelopment area.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Franklin, County of Gloucester, State of New Jersey as follows:

1. The Township Committee **REJECTS** the recommendation of the Planning Board of the Township of Franklin as set forth in its Resolution adopted on February 21, 2023, determining the properties identified as the Route 40 / Route 55 Interchange Area be designated as a Non-Condensation Redevelopment Area pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, *et seq.*; and
2. **NO PROPERTIES THAT WERE SUBJECT TO THE INVESTIGATION SET FORTH SHALL BE DESIGNATED AS NON-CONDEMNATION REDEVELOPMENT AREA**; and
3. The Clerk of the Township of Franklin shall forthwith transmit a copy of the within Resolution to the Commissioner of the Department of Community Affairs for review; and
4. Within ten (10) days of the Township Committee's adoption of the within Resolution, the Clerk of the Township of Franklin shall serve notice of the Township Committee's determination and the within Resolution upon all record owners of property within the Study Area, those whose names are listed on the tax assessor's records, and upon any others entitled to such notice by law, and upon the Commissioner of the New Jersey Department of Community Affairs; and
5. This Resolution shall take effect immediately.

Adopted: February 14, 2023

COMMITTEE MEMBER	MOTION	2 nd	YES	ABSTAIN	NO	ABSENT
T. Doyle						
H. Flaim						
J. Keen						
M. Marsh						
J. Bruno						

Attest:

Township of Franklin

Barbara Freijomil, Clerk

John Bruno, Mayor

CERTIFICATION

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting held on February 14, 2023.

Barbara Freijomil, Clerk